



**REGULAR MEETING OF THE CITY COUNCIL AND THE
CITY COUNCIL SITTING AS
THE REDEVELOPMENT AGENCY BOARD**

**REGULAR CC/RDA MEETING
Council Chambers
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, FEBRUARY 22nd, 2006

**Study Session – 3:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)**

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the City Clerk's Office at (760)-770-0385. Assisted listening devices are available at this meeting. Ask the City Clerk if you desire to use this device. Notification of at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring that reasonable arrangement can be made to provide accessibility to the meeting or service.

Note: Staff reports are available for inspection at the Office of the City Clerk, during regular business hours 7:00 a.m., to 6:00 p.m., Monday – Thursday.

3:00 P.M.- STUDY SESSION

1. Status report regarding proposed off-highway vehicle program.
2. Discussion of Multi-Species Habitat Conservation Plan.
3. Discussion of benchmark survey options.
4. City Council/staff reports and inquiries of new or ongoing projects.
5. Closed session urgency items.
6. Reading of Closed Session Items.
7. Public Comments on closed session items.

CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: Northerly of East Palm Canyon Drive bounded by Cathedral Canyon Drive to the west, Avenida Lalo Guerrero to the north and Monty Hall Drive to the east and that certain real property located southerly of East Palm Canyon Drive, bounded by Van Fleet to the East, B Street to the South and Cathedral Canyon Drive Avenue to the west excluding therefrom that certain property bounded by A Street to the north, West Buddy Rogers Avenue to the east, B Street to the south and Cathedral Canyon Drive to the west
Negotiating Parties Cathedral City Redevelopment Agency and Tri-Millennium Cathedral City LLC.
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Negotiations.
2. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: Area surrounding Date Palm Drive, East of Palm Canyon, Monty Hall and the Wash
APN# 687-180-005
Negotiating Parties Redevelopment Agency and CK Development, Eastco Development, Ehline Development Company, Germania, GVD Commercial, KZ Holdings, Lowe Destination Development, Nexus Development, Praetorian Development and Acquisitions, ProWest Development, Sherritt Development Services, Tate Diversified, Tri-Millennium, Triple 5 Development, Wessman Development, Robert Zarnegin, Diamond Capital Partners, Sonnenblick-Del Rio Development and Wilton Partners
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Disposition
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8
Property Location: 68510 East Palm Canyon
Negotiating Parties Cathedral City Redevelopment Agency and D. Webster and Cathedral City Chamber of Commerce
Property Owner: Cathedral City Redevelopment Agency
Under Negotiation: Property Negotiations/Lease
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to

Government Code Section 54956.8

Property Location: 68874 First Street and 68865 First Street

Negotiating Parties Redevelopment Agency and Patricia Gamill

Property Owner: Patricia Gamill

Under Negotiation: Property Acquisition

5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: 68528 C Street

Negotiating Parties Cathedral City Redevelopment Agency and Servando Cortez & Anabel Teran

Property Owner: Servando Cortez & Anabel Teran

Under Negotiation: Property Acquisition

6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: 68556 A Street

Negotiating Parties Cathedral City Redevelopment Agency and R.M. Hotz

Property Owner: R. M. Hotz

Under Negotiation: Property Acquisition

7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: 68521 Grove Street (AKA 68528 A Street)

Negotiating Parties Cathedral City Redevelopment Agency and Jerry Gasbarra

Property Owner: Jerry Gasbarra

Under Negotiation: Property Acquisition

8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: Vacant Lot

APN# 677-410-009

Negotiating Parties Cathedral City Redevelopment Agency and Urban Housing Communities, Southern California Housing Development Corporation, Jeff Stein and Chuck Daiger on behalf of the Inland Group

Property Owner: Cathedral City Redevelopment Agency

Under Negotiation: Property Negotiations

9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8

Property Location: Vacant Lot

APN# 660-360-004, 005 and 006

Negotiating Parties Cathedral City Redevelopment Agency Jeff Stein

Property Owner: Cathedral City Redevelopment Agency

Under Negotiation: Property Negotiations

10A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to

Government Code Section 54956.8

Property Location: 68577, 68584 C Street and 68610 C Street; and
68697, 68699 B Street

Negotiating Parties Cathedral City Redevelopment Agency and
Building Horizons, Inc.

Property Owner: Cathedral City Redevelopment Agency

Under Negotiation: Property Negotiations

**10B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to
Government Code Section 54956.8**

Property Location: 68610 C Street

Negotiating Parties Cathedral City Redevelopment Agency and
Angelica Azuara

Property Owner: Cathedral City Redevelopment Agency

Under Negotiation: Property Negotiations

**11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to
Government Code Section 54956.8**

Property Location: 36968 Allen Avenue

Negotiating Parties Cathedral City Redevelopment Agency and Cecilia
Santana

Property Owner: Cathedral City Redevelopment Agency

Under Negotiation: Property Negotiations

**12. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to
Government Code Section 54956.8**

Property Location: South of East Palm Canyon, west of Perez Road
APN# 687-030-010 and 074

Negotiating Parties Redevelopment Agency and CCC Properties, LLC
(O'Brien Automotive Team, Inc.)

Property Owner: Cathedral City Redevelopment Agency

Under Negotiation: Disposition of Property & Development Agreement

**13. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to
Government Code Section 54956.8**

Property Location: Northwest corner of Landau and Vista Chino
APN# 677-214-038

Negotiating Parties City of Cathedral City, Sol Wynar and MDI West

Property Owner: Sol Wynar

Under Negotiation: Property Negotiations

**14. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING
LITIGATION pursuant to Government Code Section 54956.9 Subd. (a)**

Case Name: Artistic Entertainment Services. LLC v. Coachella
Valley Arts Alliance, et al., Los Angeles County
Superior Court. Northeast District

Case No. GC 35698

15. CONFERENCE WITH LEGAL COUNSEL- POTENTIAL LITIGATION

pursuant to Government Code Section 54956.9, Subd. (b)
Number of Potential Cases 1

16. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6

Agency Negotiator Donald Bradley, City Manager
Represented 1) Cathedral City Police Officers Association
Employees (CCPOA); 2) American Federation of State, County
and Municipal Employees. (AFSCME) 3) Cathedral
City Fire Management Association (CCFMA); 4)
Cathedral City Professional Fire Fighters
Association. (CCPFA)

17. PUBLIC EMPLOYEE EVALUATION pursuant to Government Code Section 54957

Title of Position City Manager

18. THREAT TO PUBLIC SERVICES OR FACILITIES pursuant to Government Code Section 54954.5 (e): Consultation with Police Chief Stan Henry and Fire Chief Steve Sowles.

SCHOOL REPORTS Receive school report presented by Douglas Crawford and Deborah Gonzales, students from the Cathedral City High School.

COUNCIL COMMENTS. Council Member comment's on items not on the agenda.

NAME	COMMITTEE ASSIGNMENT(S)
Mayor Kathleen J. DeRosa	Palm Springs Desert Resorts Convention Cathedral City Senior Center Cathedral City Chamber of Commerce CVAG- Executive Committee CVAG Energy & Environmental Resources League of California Cities-Riverside County Division Executive Board League of California Cities-Transportation and Communication
Mayor Pro Tem Greg Pettis	CVAG Transportation Committee Riverside County Transportation Commission SCAG-Regional Council SCAG-Transportation & Communication SCAG- Administration Committee SCAG- Good Movement Task Force SCAG- Southwest Compact Task Force Salton Sea Authority National League of Cities-Steering Committee, Human Development Policy Committee Colorado River Regional Water Quality Control Board- Board Member
Council Member Bud England	Sunline Transit Agency

	Coachella Valley Animal Campus Committee Palm Springs Unified School District Subcommittee
Council Member Paul Marchand	CVAG-Human & Community Resources Coachella Valley Mountains Conservancy Board SCAG- Energy & Environment Coachella Valley Mosquito & Vector Control District Executive Board
Council Member Chuck Vasquez	CVAG- Public Safety Palm Springs Unified School District Subcommittee Cathedral City Boys & Girls Club

MINUTES

Approval of minutes from the regularly scheduled City Council/RDA Board meeting held on Wednesday, February 8th, 2006.

CONSENT AGENDA

1. Approve demands in the aggregate amount of \$6,394,914 for the month of January, 2006.
2. Authorized staff to execute a professional services agreement with David Leonard and Associates to provide Planning Services Support to the Cathedral City Planning Department.
3. Authorization for staff to modify the existing construction contract with Yeaker/Skanska to include construction of a parking lot at 68759 East Palm Canyon Drive (Buddy Greco's site).
4. Approval of resolution of the City Council for the City of Cathedral City, authorizing acceptance of California Department of Water Resources Proposition 50 Water Use Efficiency Grant
5. Adoption of a mitigated Negative Declaration for Environmental Assessment No. 04-017; the development of public soccer fields on a 17-acre City-owned property located at 30th Avenue between Santoro Drive (APN # 670-060-024)
6. Approval of issuance of Request for Qualifications (RFQ) for the comprehensive retail marketing strategy.
7. Adoption of proposed Resolution of the City Council for the City of Cathedral City, adopting the NIMS as part of the Emergency Operations Plan.
8. Ratification of Cathedral City Council Resolution No. 2006-4, honoring the life and achievements of Mrs. Coretta Scott King and expressing regret of her passing; and for other purposes.
9. Adoption of Resolution and introduction of ordinance to provide notice of intention and request to approve amendment to the contract with the Public Employee's Retirement System to provide two years additional service credit at retirement for miscellaneous group members in designated classes.
10. Authorization to execute a services provider agreement in an amount not to exceed \$62,000 with Advantec Consulting Engineers to prepare a Traffic Operations and Circulation Study for the Ramon Road Corridor between Landau Boulevard and Date Palm Drive.

11. Authorization to execute a services provider agreement in an amount not to exceed \$123,000 with Psomas, to provide plans, specifications and estimates and related services required for the Perez Road Rehabilitation Project.
12. Introduction of proposed ordinance of the City Council for the City of Cathedral City, amending Chapter 2.20 'Disaster Relief' of the Cathedral City Municipal Code.
13. Introduction of proposed ordinance of the City Council for the City of Cathedral City, amending the boundary for the collection of the Transportation Uniform Mitigation Fee (TUMF).

PUBLIC HEARING

14. Authorization to execute first amendment to adopted Disposition and Development Agreement providing for the sale and transfer of certain Agency-owned properties to CCC Properties, LLC for the development of automobile sales and service.

LEGISLATIVE ACTION(S)

15. Authorization for staff to engage the services of David Taussig & Associates & Don Hunt of Fullbright & Jaworski, LLP to provide certain services to assist in the formation of the Community Facilities District.
16. Consider taking a position on the proposed Multi-Species Habitat Conservation Plan. (Staff report for this item and related documents will be distributed under separate cover)

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.

ADJOURNMENT

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be adjourned to WEDNESDAY, MARCH 8TH, 2006.

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov.

DECLARATION OF POSTING

I, Daryl Betancur, Deputy City Clerk for the City of Cathedral City and Assistant Secretary to the Redevelopment Agency Board for the City of Cathedral City, Assistant Secretary to the Downtown Foundation and Public Financing Authority Boards, ***do hereby certify***, under penalty of perjury under the laws of the State of California, that the foregoing notice for this City Council meeting was hand delivered and faxed to each member of the City Council for the City of Cathedral City; posted on the bulletin board outside City Hall; and faxed to the following organizations: all local media, the Cathedral City Chamber of Commerce, and the Cathedral City public library; all on the 16TH, day of February, 2006.

Daryl Betancur, CMC
Deputy City Clerk